

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
DAVID SHOTWELL)
from)
REQUIRED PAVEMENT WIDTH)
in)
Waiakea, South Hilo, Hawaii)

Variance No. 299

VARIANCE PERMIT

The County Planning Commission at its duly held public hearing on July 13, 1972, considered the application of DAVID SHOTWELL for a variance from Section 9-C-(2), Ordinance No. 62 of the Revised Ordinances of the County of Hawaii, as amended. More specifically, the request was to allow a variance to waive the requirement of providing twenty (20) feet of dedicable pavement in conjunction with a proposed two (2) lot subdivision within an agricultural (A-3a) zoned district, located on the mauka side of Alaloa Road, Waiakea Homesteads, 2nd Series, Waiakea, South Hilo, Hawaii, Tax Map Key: 2-4-05:19.

The Commission has found:

1. That special conditions exist which would result in unnecessary hardship if the ordinance were literally enforced. The existing situation was not the result of previous action on the part of the applicant and requiring the provision of a dedicable standard roadway would result in extra-ordinary hardship on the applicant; and,
2. That the property under consideration is one of twenty-eight (28) parcels fronting a public right-of-way, and is the only parcel to which access is not available. When improvements were made to Alaloa Road, the improvements were not extended to the subject property which is located at the end of the public right-of-way.

Therefore, the Commission, pursuant to the authority vested in it by Section 22 of said Ordinance, hereby grants to the applicant a variance to waive the requirements of providing a dedicable twenty (20) foot paved roadway for a proposed two (2) lot subdivision subject to the following conditions:


1. That the minimum fourteen (14) foot wide oil-treated surface roadway be provided which is to begin from the existing fourteen (14) foot paved roadway and extend a distance which would provide adequate access to the proposed twenty (20) acre parcels;

2. That the subject variance apply only to the proposed two-lot subdivision. Should any further subdivision be proposed, all applicable regulations shall be complied with; and,
3. That all other applicable regulations be complied with, including the maintenance of the oil-treated road by the owner or lessee of the proposed two-lot subdivision.

The effective date of this permit shall be from July 13, 1972.

Dated at Hilo, Hawaii, this 13th day of November, 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII


Mauricio Valera, Jr.
Chairman